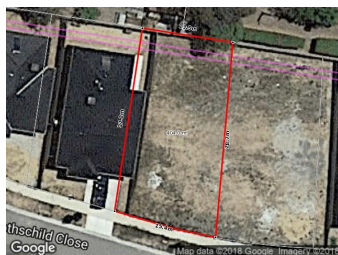


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



LOT 6 ROTHSCCHILD CLOSE, EPSOM, VIC

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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$125000**

MEDIAN SALE PRICE



EPSOM, VIC, 3551

Suburb Median Sale Price (Vacant Land)

\$105,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



17 WAVERLEY RD, EPSOM, VIC 3551

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  -
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Sale Price

\$105,000

Sale Date: 14/04/2017

Distance from Property: 1.1km



13 WAVERLEY RD, EPSOM, VIC 3551

 -
  -
  -

Sale Price

\$100,000

Sale Date: 01/12/2017

Distance from Property: 1.1km



19 CLOVERFIELDS CRES, EPSOM, VIC 3551

 -
  -
  -

Sale Price

\$125,000

Sale Date: 10/05/2017

Distance from Property: 2.2km



This report has been compiled on 09/04/2018 by Tony Harrington Estate Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

LOT 6 ROTHSCHILD CLOSE, EPSOM, VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$125000

Median sale price

Median price

\$105,000

House

Unit


Suburb

EPSOM

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
17 WAVERLEY RD, EPSOM, VIC 3551	\$105,000	14/04/2017
13 WAVERLEY RD, EPSOM, VIC 3551	\$100,000	01/12/2017
19 CLOVERFIELDS CRES, EPSOM, VIC 3551	\$125,000	10/05/2017